



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffcitymo.org
www.jeffersoncitymo.gov

APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

Zoning Text Amendment (Describe below or attach complete narrative)
Article and Section Affected (if applicable) _____

Description of proposed text amendment: _____

☒ Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 1414 West Main Street

Legal/Property Description (write out or attach as an exhibit): See Attached Exhibit

Who petition to rezone the above described real estate from its present classification of PUD district to
RS-3 district. The purpose of this rezoning request is to: make the property zoning district
Consistent with the adjacent property for the purpose of developing a subdivision

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

Gary L. Oberkrom

Property Owner #1 Name (type or print)

Property Owner Signature

Richard J. Otke

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 27 day of January in the year 2016

Notary Public

KAREN MEYER
Notary Public - Notary Seal
State of Missouri, Osage County
Commission # 15430988
My Commission Expires Apr 25, 2019

Address of Property Owner #1	
Name	Gary Oberkrom
Mailing Address	604 Missouri Blvd. Court, Jefferson City, MO 65109
Phone Number	573-893-2299
Address of Property Owner #2	
Name	Richard Otke
Mailing Address	604 Missouri Blvd. Court, Jefferson City, MO 65109
Phone Number	573-893-2299

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Payment Received: Cash (Receipt # _____); Check (Copy; check # _____)

Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Otke Property-Rezone from PUD to RS-3

TRACT A

Part of the East Half of Section 1, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northwest corner of the Southeast Quarter of said Section 1; thence S04°04'47"E, along the Quarter Section Line, 1347.59 feet to a point on the northerly line of WEST MAIN STREET; thence S88°57'17"E, along the northerly line of WEST MAIN STREET, 405.70 feet to the southwest corner of the first tract described in Book 530, page 119, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence along the boundary of said property described in Book 530, page 119 the following courses: N04°02'25"W, 462.00 feet; thence N89°00'12"W, 158.27 feet; thence N03°58'59"W, 1068.34 feet to a point on the southerly right-of-way line of the MISSOURI PACIFIC RAILROAD; thence along the southerly right-of-way line of the MISSOURI PACIFIC RAILROAD the following courses: southeasterly on a spiral curve to the left, the chord of said spiral curve being S59°23'33"E, 22.28 feet; thence S59°53'47"E, 558.57 feet; thence easterly on a spiral curve to the right, having a chord bearing of S59°33'52"E, a distance of 99.13 feet; thence easterly on a curve to the right, having a radius of 2814.79 feet, an arc distance of 21.46 feet, the chord of said curve being S58°40'40"E, 21.46 feet; thence leaving the southerly right-of-way line of the MISSOURI PACIFIC RAILROAD, S04°03'31"E, 934.31 feet to the northeasterly corner of a tract of land described in Book 383, page 179, Cole County Recorder's Office; thence S84°07'36"W, along the northerly line of said tract described in Book 383, page 179, 61.56 feet to the northwesterly corner thereof also being the northeasterly corner of the third tract described in Book 454, page 806, Cole County Recorder's Office; thence N88°59'17"W, along the northerly line of said third tract described in Book 454, page 806, and also the northerly line of the tracts described in Book 567, page 117 and Book 351, page 547, all in the Recorder's Office of Cole County, 251.30 feet to the northwest corner of said tract described in Book 351, page 547; thence S03°54'17"E, along the westerly line of the said tract described in Book 351, page 547, and the westerly line of a tract of land described in Book 526, page 757, Cole County Recorder's Office, 245.26 feet to the northerly line of WEST MAIN STREET; thence N88°57'17"W, along the northerly line of WEST MAIN STREET, 111.54 feet to the POINT OF BEGINNING.

Containing in all 14.69 acres.



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APPLICATION FOR SUBDIVISION PLAT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following type of subdivision: X Preliminary Plat X Final Plat

1. Name of Subdivision: River Bluff Estates Subdivision
2. General location: 1414 W. Main Street
3. Existing/Proposed zoning: Existing PUD, PUD will be rezoned to RS-3
4. Existing/Proposed use of the property: Existing: Undeveloped, Proposed: Residential Subdivision
5. Size of the property in acres: 10.90 Acres
6. Total number of lots proposed: 9 Lots and 1 Reserve Tract
7. The following items need to be submitted with the plat drawing, if applicable:

- A. Public improvement construction plans are to be submitted to the Engineering Division with a final plat.
Signature of the Division Director, or his/her designee, is needed to certify that plans have been submitted:

Signature Date (N/A if no plans are required)

- B. Description of any variances to the Subdivision Regulations being requested (please note section number of the regulation below and attach a letter stating justification for the variance(s):

 Requesting a variance for the reduction of right of way width from the standard 50' R/W, Sec. 33-11.6 ;

- C. Appropriate application filing fee: \$ 525.00 Preliminary Plat - Residential-\$213* plus \$4 per lot
Preliminary Plat - Commercial/Industrial-\$213* plus \$4 per lot
Final Plat - \$240* plus \$4 per lot
*Revised June 30, 2015

 Gary Oberkrom
Property Owner Name (type or print)

 [Signature]
Property Owner Signature

 1-27-16
Date

 Patrick Kremer, PE
Engineer Name (type or print)

 [Signature]
Engineer Signature

 2/8/16
Date

 J. Brian Rockwell, PLS
Surveyor Name (type or print)

 [Signature]
Surveyor Signature

 2/8/16
Date

Contact person for this application:

Name: River Bluff Condominiums, LLC Attn: Gary Oberkrom

Address: 604 Missouri Blvd. Court, Jefferson City, MO 65109

Phone Number: 573-893-2299

For Staff Use Only

Attachments:

Variance request letter
Additional documentation

Notes:

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

RIVER BLUFF CONDOMINIUMS LLC
604-D MISSOURI BLVD COURT
JEFFERSON CITY MO 65109

February 5, 2016

Janice McMillan
City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101

Re: River Bluff Estates Subdivision
Application for Subdivision Plat
Variance Request Letter

Dear Ms. McMillan,

We are requesting a reduction of the minimum right of way width required to develop a subdivision per section 33-11.6 of the City of Jefferson Subdivision Code. The proposed right of way width would be reduced from 50.00 feet to a width of 48.36 feet, a reduction of 1.64 feet. The reason for this reduction of width pertains to an ongoing legal dispute of 6.4 square feet of land between the owner/developer and the adjacent property owner to the south. The 6.4 square feet of land was transferred to the owner/developer of the property by Special Warranty Deed (Book 617, Page 639) with restrictions that do not allow the land to be used to develop a subdivision. These restrictions are the basis for the legal action and should not limit the owner to develop the remainder of their property not listed in the suit; therefore, the subdivision boundary will not encompass the 6.4 square feet and will not be used for the proposed the right of way that will serve the subdivision.

The reduction of the right of way in no way hinders the ability of the property to be developed as a subdivision and still allows for all other requirements of the subdivision and improvement plans to be met according to the City of Jefferson Subdivision Code.

Thank you for your consideration on this matter.

Sincerely,



Gary Oberkrom
River Bluff Condominiums, LLC

PROPERTY BOUNDARY DESCRIPTION:

Part of the East Half of Section 1 and part of the Northwest Quarter of Section 1, all in Township Forty-four North, Range Twelve West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the northwest corner of the Southeast Quarter of said Section One; thence along the boundary of Tract II as described in Book 519, page 982, Cole County Recorder's Office the following courses: S2°13'46"W, along the Quarter Section Line, 420.49 feet to the southwest corner of said Tract II, also being the center of a branch; thence along the center of said branch the following courses: S57°18'39"E, 8.79 feet; thence S76°11'35"E, 86.76 feet; thence S69°22'42"E, 34.34 feet; thence S53°54'35"E, 32.93 feet; thence S35°36'43"E, 21.37 feet; thence S53°49'35"E, 20.58 feet; thence S62°24'43"E, 24.61 feet; thence S69°49'37"E, 45.12 feet to the southeasterly corner of said Tract II; thence leaving the boundary of said Tract II and the center of said branch, S87°48'01"E, 580.61 feet to a point on the boundary of the property described in Book 530, page 119, Cole County Recorder's Office; thence along the boundary of said property described on Book 530, page 119 the following courses: N2°11'59"E, 290.19 feet to the southerly right-of-way line of the Missouri Pacific Railway; thence along the southerly right-of-way line of said Missouri Pacific Railway the following courses: northwesterly, on a curve to the left having a radius of 2814.79 feet, an arc distance of 21.46 feet (Ch=N52°25'10"W, 21.46 feet); thence westerly on a spiral curve to the left, having a chord bearing of N53°18'22"W, a distance of 99.13 feet; thence N53°38'16"W, 558.57 feet; thence northwesterly on a spiral curve to the right, having a chord bearing of N53°08'03"W, a distance of 22.28 feet to the northwesterly corner of the property described in Book 530, page 119, also being the northeasterly corner of said Tract II; thence leaving the boundary of said property described in Book 530, page 119 and along the boundary of aforesaid Tract II the following courses: northwesterly on a spiral curve to the right, having a chord bearing of N53°08'03"W, a distance of 109.08 feet; thence northwesterly on a curve to the right having a radius of 2341.83 feet, an arc distance of 189.71 feet (Ch=N49°45'17"W, 189.66 feet) to the northwesterly corner of said Tract II, also being the east line of Lot No. 45, Block 5 of SUNSET PLACE ADDITION; thence leaving the southerly right-of-way line of said Missouri Pacific Railway, S3°47'08"W, along the east line of said SUNSET PLACE ADDITION, 239.54 feet to the northeasterly corner of Tract I, as described in said Book 519, page 982; thence leaving the boundary of said Tract II, and along the boundary of said Tract I the following courses: N72°06'42"W, 207.40 feet to the northwesterly corner thereof, also being a point on the easterly right-of-way line of HAYSELTON DRIVE; thence southerly, along the easterly right-of-way line of HAYSELTON DRIVE on a curve to the right having a radius of 160.65 feet, an arc distance of 48.73 feet (Ch=S12°55'36"W, 48.54 feet) to the southwesterly corners thereof; thence S60°01'21"E, 7.83 feet; thence S60°01'21"E, 224.92 feet POINT OF BEGINNING.

Containing 10.90 acres.